



# Surf Pines Breeze

**Newsletter of the Surf Pines Association**

**January 2015 Vol. XXI, No. 2**

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## President's Comments



**By Susan Holloway**



Winter feels like it is upon us with early darkness and the wind storm on December 11. I was so glad to see that Surf Pines homes and roads were unscathed. And the weather even cooperated for the Holiday Gathering at the home of Richard and Claire Puetz. It was a delicious party with lots of savory hors d'oeuvre and sweet deserts. A big thank you for their gracious hosting.

Your Board has remained busy this fall and the hard work and thoughtful solutions we have put into the issues have enabled the Association to complete two major undertakings: the land use agreement for the use and maintenance of Surf Pines Lane and the Charter Communication contract.

You should have received the letters concerning the Polo Ridge Development of 29 homes being built to the east of the gate, developed by the Three J's Real Estate Development. Seven months of negotiations with the Three J's Real Estate Company was completed and the contract was signed on November 10. Jim Zupancic, a lawyer with expertise in land use, wrote a letter to you to clarify the maintenance agreement. I chose to have it mailed to all Surf Pines residents so that you received the information at the same time. The maintenance agreement is attached to the minutes posted on the web site and available through Debbie Eddy should you want to read it. Please call me with any questions you have.

We negotiated with Charter Communications. We signed an installation and service agreement that is required of Charter in order to be in compliance with the Federal Communications Commission (FCC). Charter will update their equipment within Surf Pines and the contract includes a requirement that the Surf Pines Board needs to approve the placement of any new equipment. We refused to give them resident information. On November 6th we received a check for \$66,000 for a seven year period, which is renegotiable in five years for an additional payment. The signed contract is available for reading by contacting Debbie Eddy.

The Board was presented with a petition to vote on the use of herbicides on Surf Pines public spaces. We will provide information and a vote will be taken in the first quarter of the year.

Emergency Planning has taken a back seat as I have dealt with land use issues, herbicide issues and Charter Communication. I am ready to re-energize the effort and we will begin this winter with informational meetings and sending emergency information packets to all residents. This remains an issue of primary concern, the recent fires at ArchCape, earthquakes in Oregon and Washington, and winter wind storms should remind us of that fact, and Surf Pines residents need to realize that we control our own ability to be survivors. No one will necessarily be able to come to our rescue.

I have continued to attend the Clatsop County Emergency Preparedness bi-monthly meetings, representing Surf Pines and keeping our community in their minds, as well as gleaning an over-all picture of the County's efforts and coordination.

*(continued on page 6)*

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### Real Estate

It's that time of year to pay the bill for all the great weather we've had this year. Apparently, buyers don't mind going out in this weather because sales activity was good in the fourth quarter of this year.

Since September, there were two home Sales and two new sales Pending in (or near) Surf Pines:  
The Allegaert's at 89899 Manion Drive. (\$430,000)  
The Morris' at 33293 Neacoxie Lane (\$590,000)

The sales Pending are:

The Murray's at 89556 Shady Pine Road priced at \$579,000  
The Graham house at 33147 Horizon Lane priced at \$649,500  
Outside the gates, the home at 89198 Easy Way priced at \$549,000  
The house at 89615 Manion Drive remains pending.

There are currently only eight homes for sale in Surf Pines, three of those are new listings:  
89997 Surf Pines Landing Drive \$439,500  
89796 Sea Breeze Drive \$499,900  
33236 Silverspot Lane. \$499,500

Of the ten homes for sale, two are on Manion Drive (some with very good ocean views), one is on or near Ocean and five are on or near the lake. There is something for everyone so be sure to tell your friends that this is a great time to look in Surf Pines.

There are currently eight building sites available for sale in Surf Pines ranging from \$65,000 SeaBreeze to \$410,000 on Ocean Drive. There were three sales of vacant land this quarter ranging from \$85,000 to \$150,000.

The new sales activity is a very positive because it represents a "firming up" of the mid-to-high price range in not only Surf Pines but the market in general. Surf Pines has always been a very attractive place to live and buyers are coming to understand that we offer many benefits not found in other areas along the coast.

For more detailed information on Surf Pines properties, please contact one of your Surf Pines neighbors in the business. You'll see our signs.

### Emergency Preparedness *Be prepared not scared*

Come to a short meeting with your Surf Pines neighbors to prepare for our healthy and safe survival of an emergency – whether it be a fire, wind storm or earthquake/tsunami. We have interesting materials to help us be ready and to help each other in an emergency.

#### Join us for:

Donuts and Coffee at **Bonny Groshong's home on January 17th at 10:00 a.m.** or

Donuts and Coffee at **Susan Holloway's home on February 28th at 10:00 a.m.**

RSVP [susan.holloway@comcast.net](mailto:susan.holloway@comcast.net) to indicate your attendance. We look forward to increasing the number of residents who are ready to help us all.

### Editor's Note

*Each quarter, prior to the publication deadline of the Breeze, as the editor, I send out an email announcement to all registered webpage users and all members with a known email address (over 240 members) asking for contributions. I strive to publish the Breeze and support concerns from members and contentious issues in an unbiased manner and keep it an informative, worthwhile publication for our community. For example, prior to our last Breeze, I received four articles against spraying herbicides on common property and none in support. I was able to publish one of these writings and it was opposite the Roads and Ground Committee report to offer the community opportunity to read both views side by side. This quarter, you will see the contributions from residents who have sent in their concerns and information regarding the current road management plan and the use of herbicides. I have only received articles in opposition to the current road management plan which includes the use of herbicides. Every member has an opportunity to participate in their community and any contributions are considered for publication.*

**Jeff Hall**

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## Roads & Grounds Committee

by Don Kruger

The Roads and Grounds meetings in the past couple of months have had some lively discussions initiated by several people from the community. Topics are herbicide use and pavement management.

### *Herbicide use and invasive weed control*

Discussion has been about the need for controlling unwanted plant growth on road shoulders and within the park as well as any dangers involved with herbicide use. An informational meeting to discuss the pros and cons is being coordinated by the Board President. A date has not been set at this time.

### *Pavement Management Plan*

Questions have been raised about the current plan and if it should continue. The committee has been working with the long term plan approved by the Board in March 2009. Malarkey Lane has been completed. Ocean Drive is nearly complete and improvements on Manion Dr have been started. The plan is being reviewed and recommendations will be sent to the Board.

The paving project on south Ocean Drive has been postponed due to cold wet weather and will be resumed in the spring.

### *Park Restoration*

Current concept is to cover the entire area with wood chips to smother the sandspurs (our largest problem) to make the park usable for all.

New swing set seats have been purchased and will be installed in the spring.

Roadside sign upgrades are on-going. The Fleming Trail from Manion to Ocean has been marked with a new sign in honor of Wayne Fleming who recently passed away.

Although the gates continue to operate with only minor interruptions, the control software is woefully out of date and unsupportable. A new control program using up to date software and the internet is being researched for consideration by the Board.

Monday morning work parties will begin in January. Volunteers are always needed. Contact John Gates or Don Kruger for more information.

## Surf Pines Website Registration Perks

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Registered users of the Surf Pines website ([www.surfpines.org](http://www.surfpines.org)) are now able to receive email messages of announcements related to the community. Simply registering will activate receipt of updates, such as security alerts, agendas, meeting minutes, and event announcements. Emails will contain a direct link to the pertinent information. The goal is less than one email per week, with no more than three per month. This makes staying abreast of the most current information easier than ever. Stay informed and register today.

## Board and Committee Meetings

Committee meeting times are determined by the committee members to accommodate their schedules. Board meetings currently are every other month and are generally on the third Friday of the meeting month. The meeting times for the Community Relations Committee are determined by the members of that committee. The Roads and Grounds Committee meets on the second Tuesday of each month. All Association members are invited to all meetings whether a member of that committee or not and are welcome to participate. Meetings are held at the Meeting House next to the south gate. Meeting times are kept up to date by Katie Weber on the bulletin boards near each exit gate and by Jeff Hall on the Events Calendar on the website. Also feel free to call committee chairs for meeting times. Contact information can be found on the back page of the *Breeze*.

## A Special Thanks to *Breeze* Contributors

Tim Regan, Debra Hall, Bonnie Rogie, Katie Weber



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# Surf Pines Community Relations

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## Holiday Party *by Kathy Arndt*

The Christmas/Holiday party was filled with great conversation, good food and drink. Richard and Claire Puetz opened their beautifully decorated home to fifty plus neighbors on December 13. The variety of appetizers went from a Christmas tree decorated with cheese and fruit trays to homemade truffles in five different flavors and everything in between. Eggnog was served with or without spirits along with a large selection of wines. No one went home hungry or thirsty.



Taking part in a new venue with such positive feedback brought much Holiday Cheer fostering a kinship for the coming year between neighbors of Surf Pines.

## Thank-you

Tom and I so appreciate all the Community Relations Committee did to make the Holiday Party such fun. It was so nice of the Puetz's to open their home and I'm certain everyone had fun. Please let the rest of the committee, Katie, Robin, and Bonnie among others how nice everything was and thank you all for your hard work.

**Tom and Nancy Wilcox**  
89750 Sea Breeze Drive



## Spring Guest Speaker

Jerry Ostermiller will be our guest speaker this spring. Jerry became the Executive Director of the Columbia River Maritime Museum in 1989 and retired as Museum President in 2009. Since retirement Jerry has been very active in speaking engagements around the country. The Underwater

Archaeology of a mystery ship at the mouth of the Columbia River is a favorite topic which he will be sharing with Surf Pine Residents. Please look for more details in the Surf Pines website Blog as well as asking any CRC members after January 15 when date and time are finalized.



**Welcome to our newest residents**  
**Ken and Rosemary Thompson**  
89899 Manion Drive





## Who Runs Surf Pines, Board or Membership?



Surf Pines is a community of some 350 members. We elect a Board of Directors with various standing advisory committees and ad hoc committees. The Board and its committees work long hours for no reward and sometimes have difficult issues upon which to decide. My question here is a simple one: is the purpose of the Board to implement the will of Board members or to implement the will of the community membership? A subtle difference perhaps, but Boards of Directors in Surf Pines and the committees that advise them have some history of ignoring surveys, petitions and other indications of the community views, implementing instead their own ideas. It is a paternalistic attitude and it is time to acknowledge that the Surf Pines membership is both intelligent and sophisticated enough to decide what they want for their own community.

Sometime in early 2015 the membership will receive a ballot with two amendments to the Surf Pines ByLaws. The first one enshrines the idea that the Board must consider the wishes of the members in their deliberations. Odd as it may seem, at the moment there is no such obligation for them to do so.

### 8.2 Duties of the Directors

**(d) In maintenance of the common properties and other activities, the Board must fully consider the wishes of the membership and ensure that the processes and products that may be used will present no short or long term health hazard to the members or staff of the Association.**

I urge you to support this limited measure to bring some accountability to the decisions made by the Board of Directors and to give some guidance to the committees that advise it.

The second suggested amendment to the bylaws is more directly targeted:

### 8.3 Limitation of Authority

**(a) Surf Pines Association, its Officers, Directors, staff or representatives may not authorize or permit the use of by spray or other method of application herbicides, pesticides or other industrial or agricultural chemical on any property owned or controlled by Surf Pines Association.**

Historically, herbicides have not been used in Surf Pines. Simply mowing the grass verges several times a year produced a satisfactory country lane look to our roads at a reasonable cost. In recent years herbicide granules have been added to the new gravel shoulders installed along the road edges. This year the park intended for children's play was sprayed with chemicals. A large increase in herbicide use has now been proposed that would have road side edges sprayed as well as beach paths and the park. This would not be a single application. Respraying would be required as often as deemed necessary.

There are two questions and perhaps you are already familiar with them: 1) Do we really need to spray? 2) Are these agricultural chemicals safe? The answers to such questions are inevitably subjective, a matter of opinion. My opinion is that the answers are far to the "no" side for both questions. I like the green country lane look in Surf Pines. The proposed herbicide use is not worth either the expense or the health risks to the community.

Whichever way you decide, I urge you to vote. Passing or defeating these amendments is only meaningful if it represents the genuine wishes of a large percentage of the membership. Obviously, I encourage you to vote in favor of the two amendments, but please do make an informed choice. There is information online and there will be literature, speakers and endless opinions, but it is up to you to choose.

**Michael Wilkin**

*Past board member and president*

Regarding the realignment and widening of Surf Pines roads, we, along with the majority of Surf Pines residents, wish to make our opinion heard...and that is, Do Not Realign or Widen Surf Pines roads. There is no reason to disrupt property owners' yards when the roads we have now are 100% functional, and have been for the last fifty plus years. Nothing would be gained, so why go to the unnecessary huge expense and in some cases, ruin front yards?



We agree, however, that the roads as they are absolutely do need to be maintained. Widening the roads would encourage residents and visitors to drive faster, which is exactly what we don't want in our neighborhood. The road shoulders in some areas do need improvement. The roads as they are now are completely passable to oncoming traffic; all we have to do is what we have always done, slow down a bit and be courteous drivers. Walkers and runners have the common sense to step off the road and onto the shoulder, if necessary, to let cars go by. So no problem there and never has been.

Let's take a step back from this onerous project and consider: 1) What do we accomplish by realigning and widening the roads? Nothing. Yes, that's right, nothing. 2) Are most residents in favor of this project? No. 3) Do the residents want to spend the money on something they are against? No.

We propose that projects of this magnitude and expense be put to a vote of the residents. After all, it is our money, and we demand a voice in how it is spent. The Board and Roads and Grounds Committee need to listen.

***Jim and Chris Cooper***

*33248 Silverspot Lane*

### **President's Comments**

*(continued from page 1)*

I would also like to see if there are any teens within Surf Pines who could be enticed (sometimes spelled bribed) to join a "Teen Cert" group at a local high school. This nine-week program will begin in 2015 and if one of our teen residents attended would give us the enthusiasm of a high-schooler as well as the leadership for other Surf Pines Kids.

Expect to see me trying to generate volunteers for our own CERT Training with Surf Pines residents and HAM operator training just for our community. In the future we should also think about the following: a shelter for resident's emergency supplies; planning a fun event around evacuation training, maybe walk for wine; make sure that all residents have the emergency alert on their phones and are registered with the reverse 911 system.

It should be a fun winter of activities in Surf Pines. We hope you will participate.



We all want to ensure that our pets are safe and protected from harm, so I wanted to pass on this information that I found about keeping our pets safe from herbicides and pesticides. I am especially interested in this because we lost our beloved four year old golden retriever after a walk one summer evening in Surf Pines. Somehow during a walk along the road's edge, while on a leash, he was exposed to freshly applied herbicides. That evening he began to have seizures, and we took him immediately to an emergency veterinarian who said it was a classic herbicide poisoning. Both my husband and I were shocked to hear that. After three days at the veterinarian, we brought him home, only to lose him to complications from the herbicide poisoning. I hope no one else has to experience this. So I want to share some information that I have found from a group called Beyond Pesticides ([info@beyondpesticides.org](mailto:info@beyondpesticides.org)) and also the NIH National Institute of Environmental Health Sciences.



Cats and dogs can absorb herbicides and pesticides through their mouth, nose, eyes, and skin. Dogs can also take these poisons in by eating grass, and cats can take them in through their grooming practices. The chemical 2,4 Dichlorophenoxyacetic acid used in herbicides has been shown to cause cancer in dogs who walk and run on lawns treated with it. The chemical 2,4 D has also been found in higher concentrations inside homes of people with dogs, as the animals track it in. People can also track it in with their shoes.

It is best to use organic products containing non-toxic materials that are safe to pets and to people. We especially want to feel that we can walk our dogs without worrying they will get sick from contact with these products.

**Christine Leback**

*89799 Surf Pines Landing Drive*

### To Use or Not?

There is an important issue in front of Surf Pines residents right now regarding whether the community is going to use herbicides on the common property, in other words, along the roads, in the park and on the beach paths to control weeds and sand spurs. As someone who loves living in this special community, I wanted to weigh in.

First, I am not aware of any long-term studies to show these products are safe when we are exposed to them over a long period of time. I doubt that it is possible to conduct such experiments in a safe way, so basically we would all be part of a long-term experiment. There have been many such situations in the past using various herbicides and pesticides that although they were found safe in short-term tests they caused considerable health problems over a period of decades not only to people but pets and wildlife as well (there is a growing amount of research that suggests that Roundup may fall into this category as well.

[www.ncbi.nlm.nih.gov/pmc/articles/PMC1257636/](http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1257636/)). So why take the risk of using them if we can continue mowing as we have done in the past? Particularly since it is my understanding that it is also much less expensive to just continue with the mowing.

Second, I am concerned about the impact that the use of these products might have on our property values particularly since as I understand it, the law requires that it be posted that herbicides are being used. Such signage might be detrimental to our property values. It is also my understanding that a large part of the public have a growing reluctance to use or be around these chemicals.



**Peter Hughes**

*89508 Manion Drive*

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# Surf Pines New Years Resolutions

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- ☐ Volunteer for a committee or work party
- ☐ Attend a board and/or committee meeting
- ☐ Attend the annual meeting
- ☐ Don't complain – get involved
- ☐ Obey the 25 MPH speed limit
- ☐ Clean up after your dog
- ☐ Read and contribute to the *Breeze*
- ☐ Use the visitor gate codes
- ☐ Don't give out personal gate code
- ☐ Meet another neighbor
- ☐ Plant a tree
- ☐ Attend a community get-together



## Surf Pines Association

### **Board**

President	Susan Holloway	3619 SE Francis St Portland OR 97202	706-5860	<a href="mailto:susan.holloway@comcast.net">susan.holloway@comcast.net</a>
Vice-President	Tom Hatch	89299 Manion Dr	784-0279	<a href="mailto:thatch2710@aol.com">thatch2710@aol.com</a>
Treasurer	Dave Butler	89841 Sea Breeze Dr	440-5083	<a href="mailto:dave.wine.butler@gmail.com">dave.wine.butler@gmail.com</a>
Secretary	Don Kruger	90128 Manion Dr	440-1446	<a href="mailto:dnkruger@msn.com">dnkruger@msn.com</a>
Director	Brian Radditz	33250 Silverspot Lane	449-5121	<a href="mailto:bradditz@yahoo.com">bradditz@yahoo.com</a>

### **Administration**

Bookkeeper/ Administrator	Debbie Eddy		717-2535	<a href="mailto:debeddy0425@msn.com">debeddy0425@msn.com</a>
Security	John Gates	33317 Surf Pines Lane	738-0637 298-7911	<a href="mailto:gates7299@hotmail.com">gates7299@hotmail.com</a>

### **Committees**

Roads & Grounds	Don Kruger	90128 Manion Dr	440-1446	<a href="mailto:dnkruger@msn.com">dnkruger@msn.com</a>
Community Relations	Kathy Arndt	89783 Sea Breeze Dr	738-5986	<a href="mailto:beach@pacifier.com">beach@pacifier.com</a>

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Members are invited to contribute articles. Contact Jeff Hall at [jlh434@mac.com](mailto:jlh434@mac.com).